

Arlington Master Plan Advisory Committee
Central School, Lower Level - 7:00 PM
Minutes: September 4, 2014
Amended and Approved: October 2, 2014

Members present: Charles Kalauskas, Carol Svenson, Bob Radochia, Ann LeRoyer, Sheri Baron, Joe Barr, Wendy Richter, Pam Heidell, and Melisa Tintocalis (new)

Members absent: Eric Bourassa and Harris Band

Consultants: Judi Barrett (RKG Associates), David Gamble and Brian Montgomery (Gamble Associates)

Also present: Joe Curro (Selectmen), Christine Scypinski (ARB), Carol Kowalski, Ted Fields, Laura Weiner and David Fields (Planning Department).

The meeting was called to order at 7:10 PM. Charlie Kalauskas and Carol Svenson introduced new Advisory Committee member Melisa Tintocalis, who gave a brief review of her background to members. Mr. Kalauskas then postponed discussion of the 7/10/2014 Minutes until after the Town's Master Plan consultants presented preliminary findings of their combined Site Assessment and Fiscal Analysis. Said consultants examined possible future redevelopment scenarios of three strategic parcels and the ultimate fiscal revenues and costs accruing from their recommended development concepts. During the presentation Committee members voiced the following questions:

- a. Melisa Tintocalis asked about parking assumptions made for the first site analysis;
- b. Sheri Baron inquired whether the redevelopment scenarios recommended by the consultants were developed under Arlington's current zoning regime;
- c. Charlie Kalauskas asked if the amount of new retail and office space recommended for development on the three study sites by the consultants could be absorbed after construction;
- d. Christine Scypinski asked if the amount of green space ultimately increased in the recommended redevelopment scenarios for the third site in the analysis;
- e. Joe Curro pointed out an error in the fiscal cost/benefit analysis for the second site;
- f. Joe Barr wondered about the best means of presenting the findings of the Site Assessment and Fiscal Analysis into the Master Plan document;
- g. Carol Kowalski requested that the consultants provide revised versions of the analysis to the Planning Department in electronic format;

The consultants concluded their presentation at 8:50 PM to applause from the Committee. Mr. Kalauskas then moved discussion of the 7/10/2014 Minutes, noting that hot button issues included projections of school-aged children and reconstruction of brick sidewalks. After minimal discussion, Carol Svenson moved for approval, was seconded by Joe Barr, and the minutes were unanimously approved.

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Mr. Kalauskas then initiated review of the Committee's logistical plans for attending Town Day on September 13, 2014. Members decided that the Committee's tent would be manned under the following schedule:

8-9 AM Melisa Tintocalis

9-10 AM " "

10-11 AM Carol Svenson

11-12 AM Ann LeRoy

12-1 PM Sheri Baron

1-2 PM Joe Barr

2-3 PM Bob Radochia

3-4 PM " "

Other Committee members pledged to attend the event throughout the day.

Mr. Kalauskas capped the meeting with a review of upcoming Master Plan meetings and events. Planning staff confirmed that the Committee will have meetings on October 2nd, November 6th, December 4th, and January 12th, 2015. Lead Consultant Judi Barrett will have a draft Master Plan available for the Committee on October 31 for review, for the meeting and discussion on November 6.

The meeting adjourned at 9:35 PM on a motion by Joe Barr, seconded by Sheri Baron, that was unanimously approved.

Minutes submitted by Ted Fields